



140 Linlithgow Road, Bo'ness

Offers Over £204,000



140 Linlithgow Road

Bo'ness

Charming three-bedroom end-terrace villa with original features, spacious living, modern kitchen, gardens, private parking, and prime Bo'ness location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

A welcoming L-shaped entrance hall with carpet flooring, high ceilings and a central ceiling light. UPVC half-glazed entrance door with a large adjacent side window providing plenty of natural light. Character features add warmth and charm to the space. Radiator and access to the lounge, kitchen/diner, bedroom and upper level. Two useful under-stair storage cupboards provide additional storage.

Lounge

15' 9" x 13' 3" (4.80m x 4.04m)

A beautifully light and bright lounge, enhanced by three large windows that flood the room with natural light. The room features attractive wood-effect laminate flooring, a large central ceiling light and lovely high ceilings, creating a spacious and welcoming atmosphere. Characterful cottage-style features add charm and warmth, complemented by a radiator and large, deep window sills providing useful display space.

Kitchen/Diner

17' 11" x 9' 7" (5.46m x 2.93m)

A bright and spacious kitchen/diner featuring a lovely rear-facing window, laminate flooring, two ceiling lights and a radiator. There is plenty of space for a large dining table and chairs. The kitchen is well equipped with a hob, extractor fan, oven and grill, along with a stainless-steel sink and drainer. The freestanding fridge freezer and washing machine will also be gifted by the owner. This bright and welcoming kitchen offers plenty of space for everyday family life and entertaining, and conveniently leads through to the conservatory.



Conservatory

11' 7" x 11' 6" (3.53m x 3.51m)

A lovely, bright and spacious conservatory overlooking the garden, with an abundance of windows and glazed doors creating a light and airy atmosphere while providing attractive views over the garden. The room features attractive laminate flooring, a vertical radiator and a central ceiling light. Offering generous additional living space, the conservatory is a versatile area that could be used as a dining space, family room, home office or simply a relaxing spot from which to enjoy the garden.



Stairs & Landing

Carpeted stairs lead to a bright and spacious first-floor landing, featuring a large window that fills the area with natural light. The landing provides access to two bedrooms and the family bathroom, together with useful built-in storage above the stairs. There is also excellent additional space on the landing, offering the potential for a small desk or home office/study area. Finished with carpet flooring and a central ceiling light, this is a practical and welcoming space connecting the upper-floor accommodation.

Bedroom One

12' 5" x 9' 11" (3.78m x 3.03m)

A bright and comfortable carpeted bedroom benefiting from windows to both the front and rear, allowing plenty of natural light into the room. The bedroom features a radiator and central ceiling light, together with ample space for a range of freestanding bedroom furniture.

Bedroom Two

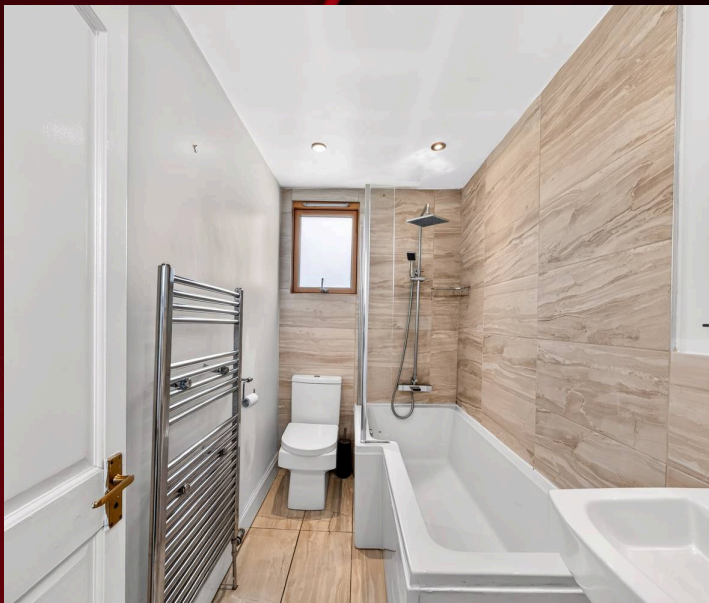
12' 4" x 7' 0" (3.76m x 2.14m)

A bright and comfortable second-floor bedroom, featuring carpet flooring and windows to both the front and rear, allowing plenty of natural light to fill the room. The bedroom benefits from a radiator, and recess hang rail.

Family Bathroom

8' 1" x 4' 9" (2.47m x 1.46m)

A stylish and modern family bathroom, finished with attractive tiled flooring and complementary tiled splashbacks. The room is illuminated by contemporary ceiling spotlights and benefits from a rear-facing window providing natural light and ventilation. The bathroom features a modern WC and wash basin with an elegant waterfall mixer tap, together with a P-shaped bath and glass shower screen. The bath is fitted with a modern overhead rain-effect shower, complemented by a separate handheld shower attachment for added convenience. A heated chrome towel radiator completes the room, adding both practicality and a smart contemporary finish.



Bedroom Three

9' 11" x 8' 6" (3.02m x 2.58m)

A good-sized bedroom offering excellent versatility, with plenty of space to create a comfortable home office if desired. The room benefits from high ceilings, a radiator, fitted carpet and a front-facing window, providing plenty of natural light. There is also a useful small storage cupboard, adding practical storage space to the room.





FRONT GARDEN

A lovely, front garden, predominantly laid to lawn and complemented by a selection of mature shrubs, creating an attractive and established setting. Paved pathways lead to the front entrance, while attractive original stone boundary walls add further character and charm to the property.

REAR GARDEN

Tiered styled rear garden, designed with a combination of decking and a fully enclosed lawn area. The garden would also include a paved seating area, an outside tap, external lighting, and outdoor power points. A storage container would also be provided as part of the garden works, giving additional practical storage space.

DRIVEWAY

1 Parking Space

A professionally finished block-paved driveway at the rear of the property, providing dedicated parking for one vehicle. The driveway would include convenient access to the property via a secure rear garden gate, creating a practical and private entrance from the rear of the garden.



140 Linlithgow Road, Bo'ness, EH51 0PN



Approx. Gross Internal Floor Area 1216 sq. ft / 72.78 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	75

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	59	70

England, Scotland & Wales



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

